Prepared by and Return Document To:

Markoff Law LLC 29 N. Wacker Dr. Suite #1010 Chicago, IL 60606 312-698-7300



Doc# 2004545134 Fee \$88.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/14/2020 10:43 AM PG: 1 OF 25

FOREIGN JUDGMENT

CERTIFIED COPY

CASE #:

191 050723

PLAINTIFF:

CIRAS, INC.

DEFENDANT:

NEAL MCGRATH

LAST KNOWN ADDRESS:

NEAL MCGRATH
12 HORSESHOE LN

TENCOVE VI CO 120

LEMONT, IL 60439

The Clark's Office

394600 CCCJ / CLD

2004545134 Page: 2 of 23

UNOFFICIAL COPY

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, LAW DIVISION

CIRAS, INC., assignee of Landmark America, Inc/, a/k/a Landmark Mortgage Services

Plaintiff,

2019L050723

FILED 11/22/2019 4:19 PM DOROTHY BROWN CIRCUIT CLERK COOK COUNTY, IL 7484604

NEAL MCGRATH

Defendant.

AFFIDAVIT FOR REGISTRATION OF FOREIGN JUDGMENT

(Pursuant to Illinois Code of Procedure, Section 5/12-653)

The undersigned, as attorney for Judgment Creditor, certifies under penalties provided by the Illinois Code of Civil Procedure, Section 5/1-109, that the following statements are true and correct to the best of his knowledge and belief:

1. The last known post office address of the judgment debtor is:

TO: NEAL MCGRATH 12 HORSESHOE LN LEMONT, IL 60439

2. The last known post office address of the judgment creditor is:

CIRAS, INC., assignee of Landmark America, Inc/, a/k/a Landmark Mortgage Services c/o KEVIN W. HARPER INVESTMENTS, INC. 3000 SMOOT RD., SUITE A SMOOT, WV 24977

MARKOFF LAW LLC Douglas C. Giese (ARDC #6242975) Attorneys for Plaintiff – 55932 29 N. Wacker Drive # 1010 Chicago, IL 60606 Tel. (312) 698-7300 - Fax. (312) 698-7399 service@markofflaw.com

I hereby certify that the document to which this certification is affixed is a true copy

DOROTHY BROKE FEB 4

Dorothy Brown
Clerk of the Circuit Court
of Cook County, Ile



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113 CHESTNUT ST. ALLEGAN, M	П 49010	•	616-673-0300
Plaintiff			010-073-0300
LANDMARK MORTGAGE SERV	ICES	Defendant NEAL MCGRATH	,
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		LEMONT, IL 6043	
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WWR#1963841

STATE OF MICHIGAN IN THE 48TH JUDICIAL CIRCUIT COURT

Landmark America, Inc.

Plaintiff,

ve

Case No. 0027251CK

Neal McGrat 1

MARGARET ZUZICH BAKKER

De fen Jant.

Weltman, Weinberg & Re's Co., L.P.A.

By: David A. Wolfe, (P-60235)

Attorneys for Plaintiff

2155 Butterfield Drive, Suite 200-S

Troy, Michigan 48084

248-362-6142

dwoife@weltman.com

Neal McGrath
Defendant in Pro Per
12 Horseshoe Ln
Lemont, IL 60439

This matter having come before this court upon Plaintiff's Motion and th's Court having found that Defendant was served and being further fully advised in the premises:

IT IS HEREBY ORDERED that Plaintiff's Motion to Renew Judgment is hereby granted.

allina...

IT IS FURTHER ORDERED that the Judgment of \$64,957.10 entered on December 1.1th.

2000 is hereby renewed pursuant to MCR 600.5809(3)

IT IS SO ORDERED.

JUDGE

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2004545134 Page: 5 of 23 UNOFFICIAL COPY

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113 CHESTNUT ST.	, ALLEGAN, M	1 49010 616-673-0300
Plaintif(s) LANDMARK MORTGAGE SERVI	CES V	MCGRATH
Veltman, Weinbe David A. Wolfe, 755 U. BIG BEAV Troy, MI 48084	ER RD. STE 310	For: Plaintiff
Plaintif/Attorney		Against: Defendant(s)/
NEAL HOCKA'!		
LEHONT, IL 6043		☐ After trial ☐ Consent ☐ Non appearance default
Defendant/Attorney		DISMISSAL
Desemble In Allocation		☐ Without prejudice ☐ With prejudice
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A note or other written evidence of indebt		erk for cancellation.
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IT IS ORDERED that this judgment is grant	inis order o led. the last per	loes/fices not dispose of inding claim and closes
12/19/00 Judgment date)	the case	Bar no.
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01963841 L A Det SKE	CERTIFICATE OF MAILING	DEPUTY CLERK
I certify that a copy of this judgment was se address(es).	erved upon the other party(ies) ò	r their attorney(s) by ordinary mail at the above
Date	Signature	
MC 10 (692) JUDGMENT, CIVIL 2 4 L	A 08	MCB sent lang sens lang sens TOTAL P.02

Prepared by and return to:
Ciras, Inc.
c/o Kevin W. Harper Investments, Inc.
3000 Smoot Road, Suite A
Smoot, WV 24977

STATE OF MICHIGAN IN THE 48TH JUDICIAL CIRCUIT COURT

CASE NO.: 0027251CK

PLAINTIFF(S):

v

CF/ENDANT(S):

LANDMARK MORTGAGE SERVICES

NEAL MCCRATH

ASSIGNMENT OF JUDGMENT

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged LANDMARK AMERICA, INC., located at 1268 N. River Road, Suite 1 Warren, OH 44483 (hereinafter the "Assignor"), hereby transfers, assigns and conveys unto CIRAS, INC. located at 3000 Smoot Road, Suite A, Smoot, WV 24977 (hereinafter the "Assignee"), all of Assignor's right, title and interest, if any, in the Judgment rendered as Case No. 0027251CK, dated December 19, 2000, for the sum of \$64,957.10, wherein Landmark Mortgage Services, was the Plaintiff and Neal McGrath was the Defendant(s).

In witness whereof, the undersigned has hereunto set its hand by its duly authorized officer this 8th day of November, 2019.

See Attached Form of Limited Power of Attorney.

Witness Kathryn Parsons

Vitness |

Mitt Harvey

STATE OF WEST VIRGINIA

COUNTY OF GREENBRIER

LANDMARK AMERICA, INC.

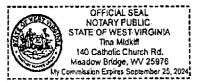
BY CIRAS, INC., ITS ATTORNEY IN FACT, BY LIMITED POWER OF ATTORNEY, DATED AS OF SEPTEMBER 11, 2017 AND RECORDED ON OCTOBER 27, 2017 WITH THE GREENBRIER COUNTY RECORDER, BK: 24, PG: 182 UNDER INSTR. NO. 255106.

By: Ciras, Inc.

Ву:

Thomas Jenkins, President

Before me, the undersigned, a No. ary Public in and for said State and County, on this the 8th day of November, 2019, personally appeared Thomas Jenkins, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as President of Ciras, Inc., and acknowledged to me that he executed the same as his free and voluntary act and deed of such maker, for the uses and purposes therein set forth.



Notary Public:

Tina Midkiti

My Commission Expires: Systemica 25, 2024

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FORM OF LIMITED POWER OF ATTORNEY

Reference is made to that certain Loan Sale Agreement ("Agreement"), dated as of September 11, 2017, by and between Landmark America, Inc. (the "Principal"), and Ciras, Inc. (the "Buyer" or "Attorney-in-Fact").

KNOW ALL MEN BY THE PRESENTS THAT the Principal hereby makes, constitutes and appoints Buyer, or any of its authorized agents, employees, or representatives, as Principal's true and lawful attorney-in-fact, with full power of substitution, for the limited ran poses of (a) to perfect, maintain, and release any security interests in the Loans or Judgments (b) transfer and/or otherwise obtain any titles or evidence of ownership; (c) settle ary insurance claims and apply for insurance, warranty or sales tax refunds; and (d) to do those acts incident to the Agreement which the undersigned has had or was entitled to do as the owner of the Loans and Judgments including but not limited to (i) receiving, endorsing and collecting any checks, drafts, or money orders, (ii) authenticating business records, (iii) executing documents, demands and/or legal pleadings including documents needed to prove assignment of rights for the loans and Judgments sold by Seller to Buyer, or other instruments or other forms of payment received from Account Holders under Loans or Judgments sold by the Principal to Attorney-in-Fact under the Agreement, and (b) executing on Lehalf of Principal, or enforcing, releasing, modifying and transferring the rights, privileges and interests of Principal with respect to the Loans or Judgments.

All acts for or on behalf of Principal by Attorney-in-Fact pursuant to the limited authority granted hereby shall be with the same force and effect as if the same had been done by the Principal. The Principal does hereby intend that this power of attorney be coupled with an interest and declares this power of attorney to be irrevocable now that and any reason whatsoever, including without limitation, the Principal's dissolution, the ger, consolidation or any other change in the Principal.

This Limited Power of Attorney is subject to the terms and conditions of the Agreement, and capitalized terms used but not defined herein shall have the meanings ascribed to such terms in the Agreement.

Seller By: Landmark America, Inc.

Name:

Title: Presidu

Prepared by and after recording return to:

liras. Inc.

3000 Smoot Rd. Suite A

5moot, WU 24977

JNOFFICIAL CO

STATE OF ON ss. September 11,2017 COUNTY OF Trumbull

DOOR COOK

Personally appeared Robert L. Delisio, the President of Landmark America, Fig. signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed and have said He same, before

My Commission Expires: March 26, 2022

Ollhing Clark's Office

2004545134 Page: 11 of 23

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STATE OF WEST VIRGINIA COUNTY OF GREENBRIER

1, Robin Loudermilk Clerk of the Greenbrier County Commission, do hereby certify that the foregoing writing is a true and accurate copy as appears of record in my office in POWER OF ATTORNEY, Book: 24 at Page: 182, of said record.

The foregoing instrument was acknowledged before me Friday, October 27, 2017.

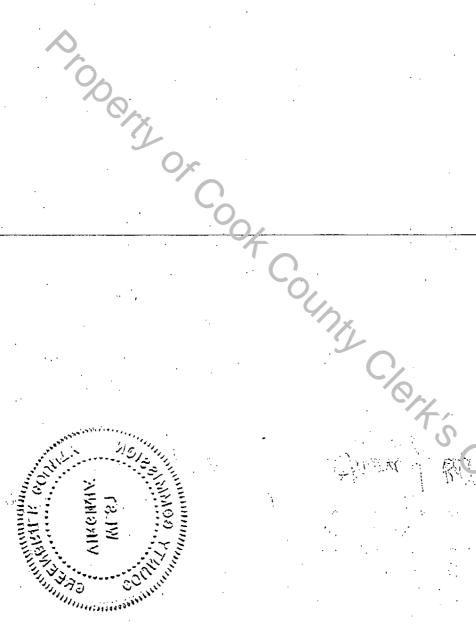
Robin Loudermilk

Ship Of Coot County Clerk's Office Clerk of the Greenbrier County Commission

audernile

2004545134 Page: 12 of 23

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FILED DATE: 11/22/2019 4:19 PM 2019L050723

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COUNTY DEPARTMENT, LAW DIVISION

CIRAS, INC., assignee of Landmark America, Inc/, a/k/a Landmark Mortgage Services

Plaintiff,

2019L050723

FILED 11/22/2019 4:19 PM DOROTHY BROWN CIRCUIT CLERK COOK COUNTY, IL 7484604

FILED DATE: 11/22/2019 4:19 PM 2019L050723 **NEAL MCGRATH**

Defendant,

AFFIDAVIT FOR REGISTRATION OF FOREIGN JUDGMENT

(Pursuant to Illinois Code of Procedure, Section 5/12-653)

The undersigned, as attorney for Judgment Creditor, certifies under penalties provided by the Illinois Code of Civil Procedure, Section 5/1-109, that the following statements are true and correct to the best of his knowledge and belief:

1. The last known post office address of the judgment debtor is:

TO: NEAL MCGRATH 12 HORSESHOE LN

LEMONT, IL 60439

2. The last known post office address of the judgment creditor is:

CIRAS, INC., assignee of Landmark America, Inc/, a/k/a Landmark in ortgage Services c/o KEVIN W. HARPER INVESTMENTS, INC. 3000 SMOOT RD., SUITE A **SMOOT, WV 24977**

MARKOFF LAW LLC Douglas C. Giese (ARDC #6242975) Attorneys for Plaintiff - 55932 29 N. Wacker Drive # 1010 Chicago, IL 60606 Tel. (312) 698-7300 - Fax. (312) 698-7399 service@markofflaw.com

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STATE OF MICHIGAN JUDICIAL DISTRICT JUDICIAL DISTRICT COUNTY PROBATE CASE NO. 0027251CK CASE NO. 0027251CK CASE NO. 0027251CK COURT address COURT address 113 CHESTNUT ST. ALLEGAN, MI 49010 Flaintiff LANDMARK MORTGAGE SERVICES WWR#001963841 V 12 HORSESHOE LN LEMONT, IL 60439 ATTESTATION OF CLERK/REGISTER I am the clerk/register of the court and rattest that: 1. I am the custodian of the records of the CINCUIT COURT ATTESTATION OF CLERK/REGISTER 7. I am the custodian of the records of the CINCUIT COURT Toourt. 1. I have compared the annexed copies of CINCUIT COURT The compared the annexed copies of CINCUIT COURT The compared the annexed copies of CINCUIT COURT The court and rattest that: 1. I have compared the annexed copies of CINCUIT COURT The court copies to be true copies of the court originals. 1. I court court and rattest that: 1. I am the custodian of the records of the CINCUIT Court Toourt. The court court court and rattest that: 1. I am the custodian of the records of the CINCUIT Court Toourt. Too	
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WWR#1963841

STATE OF MICHIGAN IN THE 48TH JUDICIAL CIRCUIT COURT

Landmark America, Inc.

Plaintiff,

VS.

Case No. 0027251CK

Neal McGrath

MARGARET ZUZICH BAKKER

THE PARTY OF THE PROPERTY OF T

Defendant.

Weltman, Weinberg & Ce's Co., L.P.A By: David A. Wolfe, (P 50235) Attorneys for Plaintiff 2155 Butterfield Drive, Suite 200-S Troy, Michigan 48084 248-362-6142 dwolfe@weltman.com

Neal McGrath
Defendant in Pro Per
12. Horseshoe Ln....
Lemont, IL 60439

ORDER AND RENEWED JUL GMENT

At a session of said Court held in the

City of Allegan, State of Michigan

This matter having come before this court upon Plaintiff's Motion and this Court having found that Defendant was served and being further fully advised in the premises:

IT IS HEREBY ORDERED that Plaintiff's Motion to Renew Judgment is hereby granted.

IT IS FURTHER ORDERED that the Judgment of \$64,957.10 entered on December 194.

Mana.

2000 is hereby renewed pursuant to MCR 600.5809(3)

IT IS SO ORDERED.

JUDGE

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..2004545134 Page: 17 of 23

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Prepared by and return to: Ciras, Inc. c/o Kevin W. Harper Investments, Inc. 3000 Smoot Road, Suite A. Smoot, WV 24977

STATE OF MICHIGAN IN THE 48TH JUDICIAL CIRCUIT COURT

CASE NO.: 0027251CK

PLAINTIFF(S):

V

DEFENDANT(S):

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LANDMARK MORTGAGE SERVICES

NEAL MCCRATH

ASSIGNMENT OF JUDGMENT

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged LANDMARK AMERICA, INC., located at 1268 N. River Road, Suite 1 Warren, OH 44483 (hereinafter the "Assignor"), hereby transfers, assigns and conveys unto CIRAS, INC. located at 3000 Smoot Road, Suite A, Smoot, WV 24977 (hereinafter the "Assignee"), all of Assignor's right, title and interest, if any, in the Judgment rendered as Case No. 0027251CK, dated December 19, 2000, for the sum of \$64,957.10, wherein Landmark Mortgage Services, was the Plaintiff and Neal McGrath was the Defendant(s).

In witness whereof, the undersigned has hereunto set its hand by its duly authorized officer this 8th day of November, 2019.

See Attached Form of Limited Power of Attorney.

Witness /

tness / Kathryn Parsons

Witness

Matt Harvey

STATE OF WEST VIRGINIA

COUNTY OF GREENBRIER

LANDMARK AMERICA, INC.

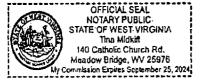
BY CIRAS, INC., ITS ATTORNEY IN FACT, BY LIMITED POWER OF ATTORNEY, DATED AS OF SEPTEMBER 11, 2017 AND RECORDED ON OCTOBER 27, 2017 WITH THE GREENBRIER COUNTY RECORDER, BK: 24, PG: 182 UNDER INSTR. NO. 255106.

By: Ciras, Inc.

Ву:

Thomas Jenkins, President

Before me, the undersigned, a Netary Public in and for said State and County, on this the 8th day of November, 2019, personally appeared Thomas Jenkins, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as President of Ciras, Inc., and acknowledged to me that he executed the same as his free and voluntary act and deed of such maker, for the uses an increposes therein set forth.



Notary Public:

Tina Midkiff

My Commission Expires: Systymus 25, 2024

08220181 McGrath, Neul

2004545134 Page: 19 of 23.

FILED DATE: 11/22/2019 4:19 PM 2019L050723

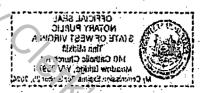
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FORM OF LIMITED POWER OF ATTORNEY

Reference is made to that certain Loan Sale Agreement ("Agreement"), dated as of September 11, 2017, by and between Landmark America, Inc. (the "Principal"), and Ciras, Inc. (the "Buyer" or "Attorney-in-Fact").

KNOW ALL MEN BY THE PRESENTS THAT the Principal hereby makes, constitutes and appoint; Buyer, or any of its authorized agents, employees, or representatives, as Principal's frue and lawful attorney-in-fact, with full power of substitution, for the limited purposes of (a) to perfect, maintain, and release any security interests in the Loans or Judgmeets: (b) transfer and/or otherwise obtain any titles or evidence of ownership; (c) settle any insurance claims and apply for insurance, warranty or sales tax refunds; and (d) to do those acts incident to the Agreement which the undersigned has had or was entitled to do as the owner of the Loans and Judgments including but not limited to (i) receiving, endorsing and conecting any checks, drafts, or money orders, (ii) authenticating business records (iii) executing documents, demands and/or legal pleadings including documents needed to prove assignment of rights for the loans and Judgments sold by Seller to Buyer, or other instruments or other forms of payment received from Account Holders under Loans or Judgments sold by the Principal to Attorney-in-Fact under the Agreement, and (b) executing on behalf of Principal, or enforcing, releasing, modifying and transferring the rights, privileges and interests of Principal with respect to the Loans or Judgments.

All acts for or on behalf of Principal by Attorney-in-Fact pursuant to the limited authority granted hereby shall be with the same force and effect as if the same had been done by the Principal. The Principal does hereby intend that this power of attorney be coupled with an interest and declares this power of attorney to be irrevocable notothest anding any reason whatsoever, including without limitation, the Principal's dissolution, neighbor, consolidation or any other change in the Principal.

This Limited Power of Attorney is subject to the terms and conditions of the Agreement, and capitalized terms used but not defined herein shall have the meanings ascribed to such terms in the Agreement.

Seller By: Landmark America, Inc.

Name:

Title: Presidun

Prepared by and after recording return to:

Liras. Inc.

3000 Smoot Rd. Suite A

5moot, WV 24977

STATE OFOR SS. September 11,2017 COUNTY OF Trumbull

DOOR COO

Personally appeared <u>Robert L. Delisio</u>, the <u>President</u> of <u>Landmark America</u>, <u>Inc.</u> signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed and have said <u>He same</u>, before me.

Any L. Vashreles Notary Public

My Commission Expires: March 26,2022

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My Compliation Entropy

March 26, 2020

FILED DATE: 11/22/2019 4:19 PM 2019L050723

INOFFICIAI

STATE OF WEST VIRGINIA COUNTY OF GREENBRIER

I, Robin Loudermilk Clerk of the Greenbrier County Commission, do hereby certify that the foregoing writing is a true and accurate copy as appears of record in my office in POWER OF ATTORNEY, Book: 24 at Page: 182, of said record.

The foregoing instrument was acknowledged before me Friday, October 27, 2017.

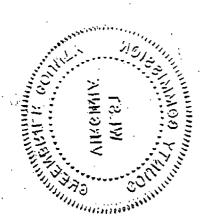
Robin Loudermilk

Clerk of the Greenbrier County Commission

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The Of County Clark's Office

RECORDER OF DEEDS



RECORDER OF DEEDS